

## PROSPECTUS – CONSOLIDATION INTO FEDERALLY OWNED SPACE VARIOUS LOCATIONS

Prospectus Number: PCO-0001-VA13  
Congressional Districts: Multiple

### **Prospectus Summary:**

The General Services Administration (GSA) proposes interior space alterations to the Daniel Patrick Moynihan U.S. Courthouse, New York, NY and the Peachtree Summit Federal Building, Atlanta, GA, to allow for the consolidation of various government agencies from existing lease locations into federally owned space. The proposed projects will recapture vacant Government-owned space, resulting in the avoidance of costly future year lease obligations and improved utilization of owned assets.

### **Proposed Buildings:**

Daniel Patrick Moynihan U.S. Courthouse.....\$13,800,000  
New York, NY

Peachtree Summit Federal Building .....\$2,300,000  
Atlanta, GA

**Authorization Requested** .....\$16,100,000

### **Schedule**

FY 2013	Construction Start
FY 2014	Project Completion

### **Summary of Energy Compliance**

This project will integrate and implement sustainable design principles and energy efficiency effort as seamlessly as possible into all aspects of both the design and construction process.

### **Alternatives Considered (30-year, present value cost analysis)**

There are no feasible alternatives to these projects.

### **Recommendation**

ALTERATION and CONSOLIDATION INTO FEDERALLY OWNED SPACE

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### Proposed Projects:

**Daniel Patrick Moynihan U.S. Courthouse.....\$13,800,000**  
**500 Pearl Street**  
**New York, NY**  
**Tenant agencies: Judiciary and GSA**

In support of the building-wide modernization project currently underway at the Thurgood Marshall U.S. Courthouse, New York, NY, it was necessary to relocate Probation and Pretrial Services from the Moynihan Courthouse to leased space in order to provide temporary chambers for the District judges displaced from the Thurgood Marshall Courthouse. When the District judges move back into the Thurgood Marshall Courthouse in 2012, approximately 138,000 rentable square feet (rsf), will become vacant in the Moynihan Courthouse. This project proposes alterations to restore and re-align the space currently configured as judge's chamber to space that will allow for the relocation of Probation, Pretrial Services and other Judiciary functions into the Moynihan Courthouse. The reconsolidation of these Judiciary functions will allow the Government to release costly leased space reducing the Government's rental payment by \$7,100,000 annually.

**Peachtree Summit Federal Building .....\$2,300,000**

**401 W. Peachtree Street**

**Atlanta, GA**

**Tenant agencies: Multiple tenants. This project will relocate the Department of Housing and Urban Development into the Federal building.**

The Peachtree Summit FB currently has 115,000 rsf of vacant space providing for an opportunity to consolidate Government operations within Federally owned space. HUD operations within Atlanta are currently housed in multiple locations – in both leased space and federally-owned space. By consolidating HUD operations into the vacant space in the Peachtree Summit FB, HUD will reduce their overall footprint space by 18,970 rentable square feet and reduce their annual lease costs by \$1.8 million by eliminating their leased space in Atlanta. In addition to the cost savings, occupancy in Federally owned space will address poor configuration, security issues, and other concerns that HUD has experienced in their current leased location. Relocating HUD to the Peachtree Summit FB will also make more efficient use of vacant federally-owned space, accommodate HUD's requirements allowing for in-house conference and training space, reduce HUD's costs, and address agency security concerns.

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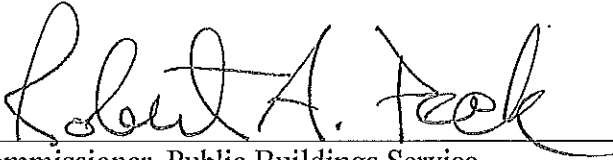
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**Certification of Need**

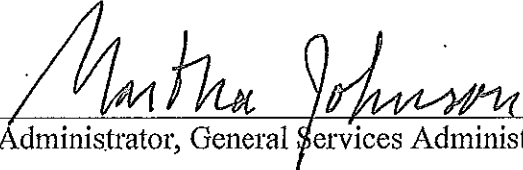
The proposed projects are the best solutions to meet validated Government needs.

Submitted at Washington, DC, on February 22, 2012

Recommended: \_\_\_\_\_

  
Commissioner, Public Buildings Service

Approved: \_\_\_\_\_

  
Administrator, General Services Administration